

DESCRIPTIONS OF TWO PARCELS OF THE SYDNEY G. ASHLEY LANDS, SEVENTH DISTRICT, KENT COUNTY, MD.

PARCEL 1, TRACT 1

Beginning for the same at an iron pipe on the west side of Md. Rte. 289 (50' wide), said point being the southeast corner of the herein described lands and the northeast corner of Lot 1 of Country Club Estates; and running, thence, by and with Lots 1 through 5 of Country Club Estates N 73 05 W - 475.81' to an iron pipe and the lands of Eleanor P. Colston; thence, by and with said Colston lands N 15 52 E - 110.75' to a concrete monument and the lands of Sylvia W. White; thence, by and with said White lands N 83 38 10 E 289.97' to an iron pipe and Parcel 2 of the Ashley lands; thence, by and with Parcel 2 S 15 15 E - 50.64' to an iron pipe, S 14 00 W - 54.00' to an iron pipe, and S 76 00 E - 175.00' to an iron pipe on the west side of Md. Rte. 289; thence, by and with the west side of said road S 14 00 W - 137.60' to the place of beginning. Containing in all 1.705 acres of land, more or less.

PARCEL 1, TRACT 2

Beginning for the same at an iron pipe on the east side of Md. Rte. 289 (50' wide), said point being S 73 05 E - 50.06' from the beginning point of Parcel 1, Tract 1; and running, thence, by and with the east side of said road N 14 00 E - 140.15' to an iron pipe and Parcel 2, Tract 2 of the Ashley lands; thence, by and with Parcel 2, Tract 2 S 76 00 E - 115' more or less to the mean high waters of the Chester River; thence, by and with said river in a southwesterly direction 160' more or less to the lands of others; thence, by and with the lands of others N 73 05 W - 45' more or less to the place of beginning. Containing in all 0.25 acres of land, more or less.

PARCEL 2, TRACT 1

Beginning for the same at a point on the west side of Md. Rte. 289 (50' wide), said point being the northeast corner of the herein described lands and the southeast corner of the lands of Shirley Friel; and running, thence, by and with the west side of said road S 14 00 W - 125.00' to an iron pipe and Parcel 1 of the Ashley lands; thence, by and with Parcel 1 N 76 00 W - 175.00' to an iron pipe, N 14 00 E - 54.00' to an iron pipe, and N 15 15 W 50.64' to an iron pipe and the lands of Sylvia White; thence, by and with said White lands N 14 00 E - 15.00' to the lands of Shirley Friel; thence, by and with said Friel lands S 79 23 E - 179.75' to a concrete monument and S 79 23 E 20.34' to the place of beginning. Containing in all 0.503 acres of land, more or less.

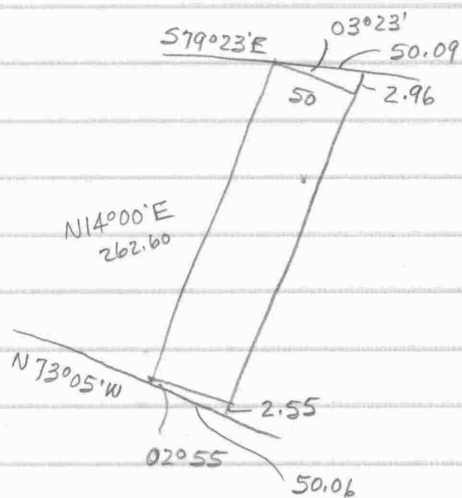
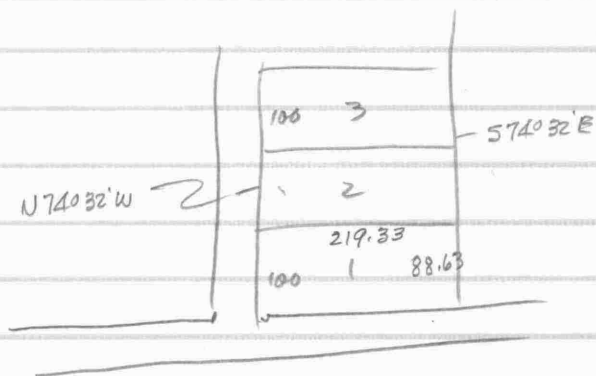
PARCEL 2, TRACT 2

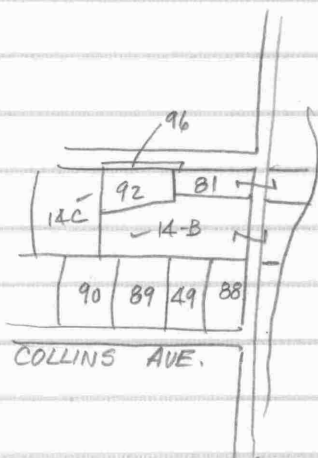
Beginning for the same at an iron pipe on the east side of Md. Rte. 289 (50' wide), said point being the northwest corner of the herein described lands and the southwest corner of the lands of Shirley Friel, and said point being, further, S 79 23 E - 50.09' from the beginning point of Parcel 2, Tract 1; and running, thenve, by and with said Friel lands S 79 23 E - 130' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of said river in a southwesterly direction 135' more or less to Parcel 1, Tract 2 of the Ashley lands; thence, by and with said lands N 76 00 W - 115' more or less to an iron pipe on the east side of Md. Rte. 289; thence, by and with the east side of said road N 14 00 E - 127.96' to the place of beginning. Containing in all 0.40 acres of land, more or less.

January 7, 1986.

William R. Nuttle.

RAS 22/468'1/2 - Country Club Estates





14-B - Clare Stevens - trans to Sydney S. Ashley, Trustee 6/27/84 OC 3292
 14C - Eleanor P. Colston EHP 106/110
 49 Wm. H. Morris " 40/446
 - 81 Shirley Friel " 50/747
 88 Mary S. Bey 112/260
 89 Leade W. Carr. WHG 15/9
 90 James B. Kirby " 14/183 - trans David Williams 2/22/84
 ✓ 92 Sylvia W. White EHP 33/486
 96 Maylon L. Jeffers " 45/327

Friel EHP 50/747 - see plat WHG 23/390A - "Jull lot"

Checks with Metcalfe plat

White EHP 33/486

Parcel 1

Begin C.M. near NE cor. Eskman
 of Eskman S14°22'W - 305 to C.M. & Country Club Estates
 w/s S74°34'E - 109.83' to I.P. & Schuler
 w/s N12°30'E - 185 to I.P.

McCione Nov. 1960

580°53'E - 164.90 to I.P.

N12°30'E - 15 to C.M. & Townshend

w/s N12°30'E - 115 to R. rd.

w/s N 80° 53'W - 264.90

S 14° 22'W - 20 to begin

White (cont.)

S&E - Begin C.M. on line of Eskman, S $14^{\circ}22'W$ - 200.00' from
S line of 30' private rd.

N $82^{\circ}10'E$ - 113.60 to Stevens

w/s S $12^{\circ}30'W$ - 155.80 to C.M. & Country Club Estates

w/s N $74^{\circ}32'W$ - 110.45 " " & Eskman

w/s N $14^{\circ}22'E$ - 110.75 to begin

Parcel 2

Begin C.M. SE cor. Metcalf and S $12^{\circ}30'W$ - 15 from C.M.
at SW cor Townsend

N $80^{\circ}53'W$ - 164.90

S $12^{\circ}30'W$ - 51.40 to stake in marsh

w/new line N $82^{\circ}10'E$ - 116.10 to begin

S&E parcel 15x 264.90 (EHP 28/273)

Begin C.M. near NE cor Eskman

w/ Eskman N $14^{\circ}22'E$ - 5 to rd.

w/s S $80^{\circ}53'E$ - 264.90 to C.M. & Townsend

N $14^{\circ}22'E$ - 15 to R rd.

w/s N $80^{\circ}53'W$ - 264.90

S $14^{\circ}22'W$ - 15 to begin

Together with 5' easement along S side

Bay EHP 112/260

Parcel 1 - Lot 1, Blk A, Country Club Estates (RAS 22/468 1/2)

Parcel 2 - East 1/2 of Lot 2

Parcel 3 - West " " "

S&E - WHG 39/363 SEC (Plot 10801) - 50' Road centered

PARCEL ONE

All that lot or those lots, and/or parcels of ground situate, lying and being in the Seventh Election District of Kent County, State of Maryland, on both sides of the public road leading from Chestertown to Pomona and more particularly described according to a survey dated January, 1962, by J.B. Metcalfe, Reg. Surveyor, as follows, to wit:

BEGINNING for the same at a point on the mean high water line of the Chester River and at the Easterly end of the division line between these lands and those of the "Country Club Estates" (a plat of the latter lands being filed amongst the Land Records of Kent County in R.A.S. 24, folio 572 1/2 and running,

1) thence by and with the mean high water line of the Chester River in a Northeasterly direction of for a distance of 275 feet more or less to the division line of the William Belt Townshend lot;

2) thence by and with the said Townshend lands North 80 degrees 53 minutes West 350.10 feet, more or less, to a concrete monument set at the Southwesterly corner of the said Townshend lot and in the line of lands of Jesse Metcalfe lot;

3) thence by and with the said Metcalfe lot the three following courses and distances:

South 12 degrees 30 minutes West 15 feet to a concrete monument,

North 80 degrees 35 minutes West 164.90 feet to a concrete monument,

South 12 degrees 30 minutes West 207.20 feet to a concrete monument set on the line of lands of the Country Club Estates,

4) thence by and with the said Country Club Estates land South 74 degrees 32 minutes East 462.80 feet, more or less, to the point of beginning, as set forth on a plat of the herein described lands dated January, 1962 by J. B. Metcalfe, Engineer, and recorded among the land records of Kent County in Liber W.H.G. No. 73, folio 446.

SAVING AND EXCEPTING the area within the Quaker Neck State Road that passes through the herein described lands, being a portion of the land with an even width of fifty (50) feet and a length along the center line of the same of 265.30 feet more or less. (Containing in all 132265 square

RECEIVED

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CLERK-CIRCUIT COURT
KENT COUNTY

RECEIVED FOR TRANSFER

THIS 21st DAY OF June 19 84

Nancy L. Hume SECRETARY

SUPERVISOR OF ASSESSMENTS KENT CO. MD.

feet of land, more or less.)

Containing in all, excluding the foregoing area within the State Road, 2.250 acres of land, more or less.

OTHER, SAVING AND EXCEPTING the following described land which was conveyed by Byam K. Stevens and Clara R. Stevens, his wife, unto Jesse Metcalfe, II. and Helen M. Metcalfe, his wife, by deed dated July 12, 1962 and recorded among the land records of Kent County in Liber W.H.G. 76, folio 510, to wit:

BEGINNING for the same at a concrete monument set at the Southeastern corner of the lands formerly of Jesse Metcalfe and South 12 degrees 30 minutes West 15 feet from a concrete monument that marks the Southwesterly corner of the former Belt Townshend lot, and running: 1) thence by and with the division line of the Metcalfe-Stevens land North 80 degrees 53 minutes West 164.90 feet to a point; 2) thence continuing by and with the said Metcalfe-Stevens division line South 12 degrees 30 minutes West 51.40 feet to a stake in a marsh; 3) thence by and with a division line herein established North 82 degrees 10 minutes East 176.10 feet to the point of beginning. Containing in all 0.100 acres of land, more or less.

PARCEL TWO

ALL that lot or parcel of land situate lying and being in Quaker Neck, in the Seventh Election District of Kent County, State of Maryland, and more particularly described by metes and bounds, courses and distances, to wit:

BEGINNING for the same at a concrete monument set on the division line of the herein described lands and those lands formerly of Charles Eshman South 14 degrees 22 minutes West 200.00 feet from the Southerly line of a 30 foot wide private road and measured along the aforementioned division line to the point of beginning: 1) thence by and with a division line herein established through the lands formerly of Jesse Metcalfe, II. North 82 degrees 10 minutes East 113.60 feet to a point on the division line of the lands of the said Stevens and Metcalfe; 2) thence by and with the said division line South 12 degrees 30 minutes West 155.80 feet to a concrete monument set in the lines of "The Country Club Estates"; 3) thence by and with the said Estates land North 74 degrees 32 minutes West 110.45 feet to a concrete monument set in the line of the aforementioned Eshman; 4) thence by and with the line of lands of the said Eshman North 14 degrees 22 minutes East 110.75 feet to the point of beginning. Containing in all 0.330 acres of land, more or less.

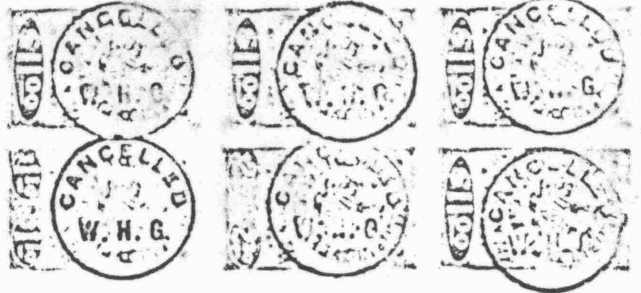
BEING all of the land which passed to the Grantor by virtue of Item 3 of the will of Byam K. Stevens dated October 10, 1966, the said Byam K. Stevens having died on February 15, 1967 (See Orphans Court No. 3292).

TOGETHER with the buildings and improvements thereupon erected, made or being and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

RECEIPT NO. 57754.

LIBR

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This Deed made this 23rd. day of January

in the year one thousand nine hundred and sixty-two by George F. Scheeler and Eva M. Scheeler, his wife, of Kent County, State of Maryland, parties of the first part and Byam K. Stevens, of Queen Anne's County, State of Maryland, party of the second part;

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said George F. Scheeler and Eva M. Scheeler, his wife, do hereby grant and convey unto the said Byam K. Stevens, his heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot, or those lots, and/or parcel of ground situate and lying in the Seventh Election District of Kent County, State of Maryland, on both sides of the public road leading from Chestertown to Pomona and more particularly described according to a survey dated January, 1962, by J. B. Metcalfe, Reg. Surveyor, as follows, to wit:

BEGINNING for the same at a point on the mean high water line of the Chester River and at the Easterly end of the division line between these lands and those of the "Country Club Estates" (a plat of the latter lands being filed amongst the Land Record Books of Kent County in R. A. S. 24, folio 572½) and running,

(1) thence by and with the mean high water line of the said Chester River in a Northeasterly direction for a distance of 275 ft. more or less to the division line of the William Belt Townshend lot,

(2) thence by and with the said Townshend lands N 80°53' W --- 350.10 ft. more or less to a concrete monument set at the Southwesterly corner of the said Townshend lot and in the line of lands of Jesse Metcalfe lot,

(3) thence by and with the said Metcalfe lot the three following courses and distances:

S 12° 30' W --- 15.00 ft. to a concrete monument,
N 80° 35' W --- 164.90 ft. to a concrete monument,
S 12° 30' W --- 207.20 ft. to a concrete monument set on the line of lands of the Country Club Estates,

NOTE: The distance of the last mentioned line is given as 185.00 ft. in the Scheeler deed.

(4) thence by and with the said Country Club Estates land
S 74° 32' E --- 462.80 ft. more or less to the point of beginning.

For more particulars refer to a plat of the lands that is to be filed with this conveyance.

SAVING AND EXCEPTING the area within the Quaker Neck State Road that passes through the herein described lands, being a portion of land with an even width of fifty (50) feet and a length along the center line of the same of 265.30 ft. more or less. (Containing in all 13265 square feet of land, more or less.)

CONTAINING in all, excluding the area within the State Road, 2.250 acres of land more or less.

BEING the same and all the land mentioned and described in the deed of conveyance from J. B. Whitworth and Geraldine W. Whitworth, his wife, to George F. Scheeler and Eva M. Scheeler, his wife, said deed dated November 5, 1955, and recorded in land liber of Kent County, W.H.G. No. 42, folio 100.



TO HAVE AND TO HOLD the herein described lot or lots and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Byam K. Stevens, his heirs and assigns in fee simple; subject, however, to the restrictions and conditions set out in the deed from Elizabeth Collins and J. Burton Whitworth and Alice C. Whitworth, his wife, recorded in Land Liber Kent County R.A.S. No. 16, folio 467.

do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

TEST:

LIBFR 73 PAGE 445

A SKETCH OF THE
STEVENS LANDS
1" = 60'

